

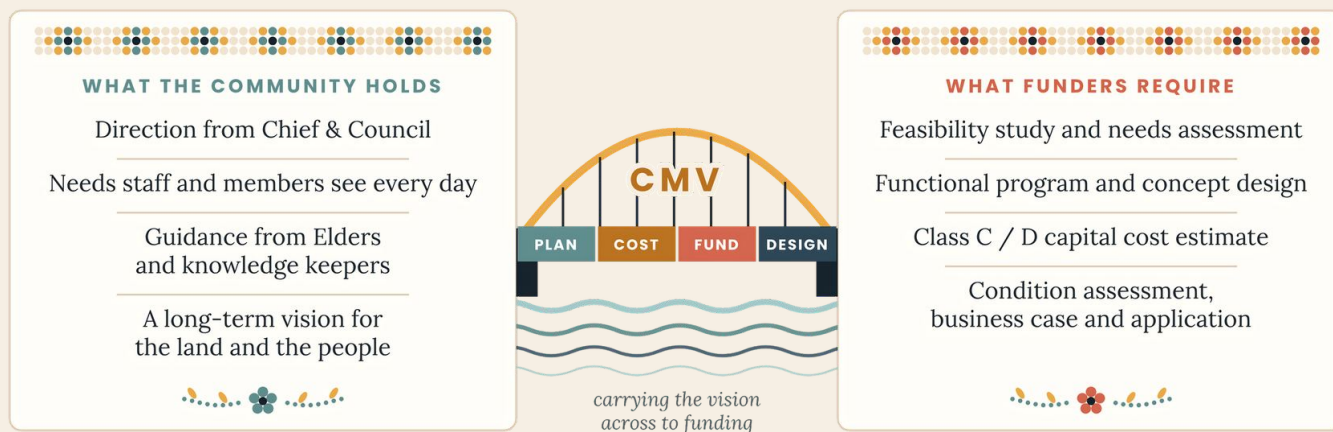


Community vision. Funder-ready plans.

Infrastructure planning, cost estimating and funding strategy for First Nations and Métis communities across Alberta and Saskatchewan.

Every Nation has a vision. Funders need it on paper.

Too many community projects stall in the space between what a Nation wants to build and what funders need to see before they commit capital. The vision is clear in the community. Funding programs, though, ask for studies, programs, estimates and business cases. CMV Design Solutions builds the bridge between the two.



01

A path, not just a picture

Every design comes with a cost estimate and a funding pathway, so your plans don't end up on a shelf.

02

Documents funders accept

Studies, estimates and applications prepared to the requirements of federal and provincial funding programs.

03

One point of contact

From the first community meeting to the funding submission, you work with one person who knows your project.

*"We don't just design buildings.
We map the path to get them built."*

12

major capital projects
planned & designed

\$230M+

in community capital
planned projects

4 • 6 • 8

Treaty areas across
Alberta and Saskatchewan



02 · SERVICES

From the first conversation to a funder-ready package.

PLAN

Strategic planning & feasibility studies

Needs assessment, site and option analysis, and a clear recommendation Chief & Council can act on.

10-year facility strategies

Along-term roadmap that shows funders each project belongs to a disciplined plan, not a one-off request.

Project coordination & management

Consultants, schedules and decisions managed from planning through tender.

FUND

Class C & D cost estimates

Defensible capital cost estimates built for funding applications and budget decisions.

Business plans & financial analysis

Pro formas, operating budgets and cash-flow projections for facilities that must show sustainability or revenue, reviewed by a senior CPA, CMA.

Funding strategy & grant writing

Finding the right federal, provincial and partner programs, then writing the applications.

DESIGN & DOCUMENT

Concept design & 3D visualization

Floorplans, massing and 3D walkthroughs so the community sees the building before it is built.

Construction drawings

CMV leads the design and coordinates engineering and professional sealing through to permit and tender.

Drone digital twins & documentation

RTK drone capture turned into accurate 3D models and current-state records of buildings and sites.

One team. One point of contact.

Every project draws on the right specialists: civil, structural, mechanical and electrical engineering, geotechnical and environmental consultants, surveyors, and Indigenous artists where the community wishes. CMV brings them together and coordinates the work, so your Nation manages one relationship instead of many.

Community · Mapping · Vision.

Our name is our method.

C

Community — listen first

Working sessions with Chief & Council, staff and members, with Elders' guidance where the community invites it. We learn the priorities, the culture and the constraints before anything is drawn.

YOU RECEIVE

A confirmed project vision, needs and priorities.

M

Mapping — chart the path

Site capture and condition assessment, functional program, options, Class C or D cost estimate and a funding pathway matched to the right programs.

YOU RECEIVE

A feasibility study or strategy with costs and a funding plan.

V

Vision — make it visible and fundable

Concept design, 3D visualization and walkthroughs, a final report, a presentation to Chief & Council and the funding application package.

YOU RECEIVE

A funder-ready package and a clear next step.

**Health Centres · Band Offices · Child & Family Services
Arenas & Recreation · Cultural Grounds · Commercial Retail**



Concept visualization

Walk through it **before it's built.**

Drawings ask people to imagine; a walkthrough lets them see. CMV turns each concept into a 3D model the community can explore on a screen or in a virtual reality headset, so everyone understands the design before a dollar is spent.



01

Everyone can take part

Leadership, Elders, youth, staff and members see the same building, with no plans to decode.

02

Catch changes early

Room sizes, sightlines, accessibility and flow are tested while changes still cost nothing.

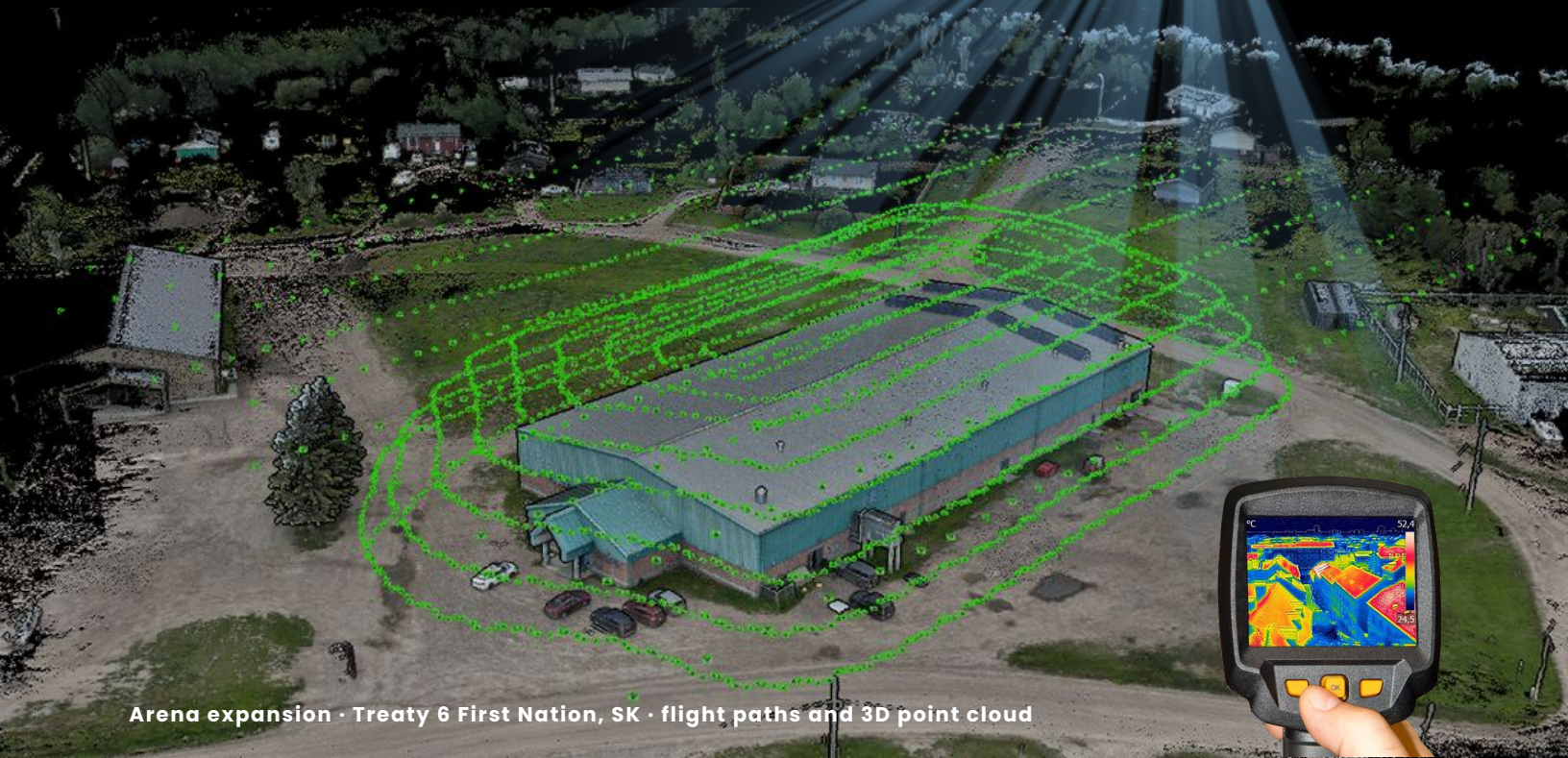
03

Decide with confidence

Leadership approve a design they have walked through, and funders see a project that feels real.

See the site in detail, before the first shovel.

For remote communities, every site visit costs time and travel. That's why CMV captures everything in one visit. RTK drone technology creates a highly accurate 3D digital twin of the site and existing buildings, while thermal imaging reveals what the eye can't see: heat loss, air leaks and hidden moisture in the building envelope. This centimeter-level precision removes the guesswork from the conceptual phase, so projects are scaled to the surrounding topography and integrate seamlessly with existing buildings.



Arena expansion • Treaty 6 First Nation, SK • flight paths and 3D point cloud

01 Accurate existing conditions

A measured baseline for condition assessments, retrofit scope and current-state records.

02 Thermal imaging

Infrared capture shows heat loss, missing insulation, air leaks and signs of water damage in roofs and walls, before they become costly repairs.

03 Designs that fits

Additions scaled precisely to the existing building envelope and the surrounding topography.

04 Shared in a browser

Leadership and project team can explore the model online.



Catarina Williscroft

Catarina founded CMV Design Solutions, a Calgary-based planning and design firm, to close the gap between community vision and capital funding. Over eight years in design and construction she has led feasibility studies, facility strategies, cost estimates and funding applications for health centers, band offices, family services buildings, arenas and cultural grounds with First Nations and Métis communities.

Shaped by her Swedish roots and a harsh northern climate, Catarina designs buildings that belong to their land: efficient, durable, low-maintenance, and built for the generations who will use them.

BIM Certification

Canada Energy Code Certified

Construction Cost Estimating Certified

Transport Canada Advanced RPAS (drone) pilot

WHAT YOU CAN COUNT ON

How CMV works with every Nation



You reach me directly

Calls and emails are answered by the person doing the work. No gatekeepers, no hand-offs.



On time, as promised

Deadlines tied to funding intakes and Council meetings are treated as fixed.



Your vision stays yours

Chief & Council direction and community input shape every decision. We interpret, not impose.



Plain language, clear numbers

Reports and estimates your leadership can read, question and defend in front of funders.



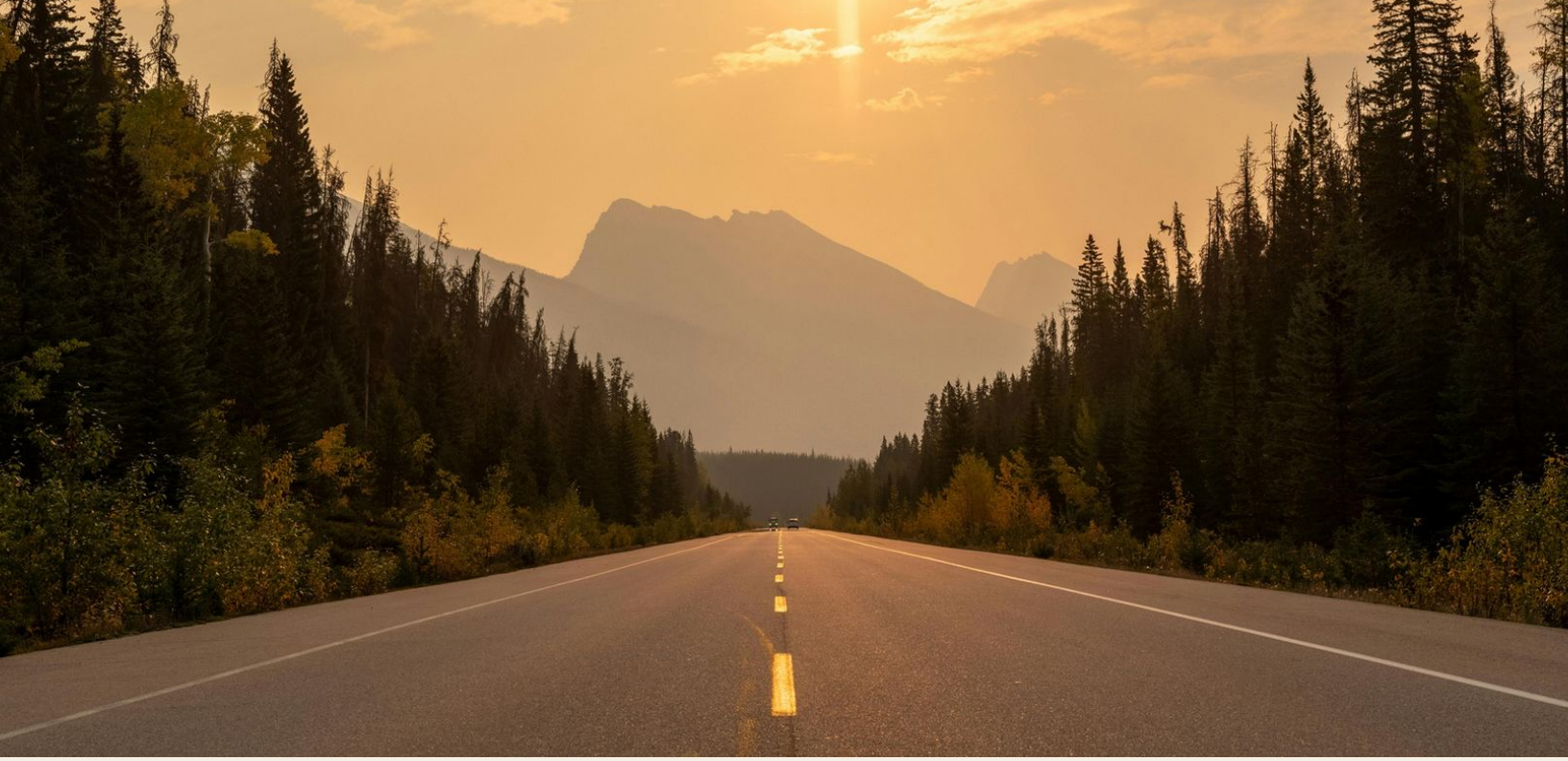
The right specialists

Engineers, surveyors and consultants brought in as needed, coordinated under one point of contact.



Built for the long term

Durable, low-maintenance, remote-ready buildings planned around a 20+ year outlook.



NEXT STEP

Let's build the path **together.**

1

Book a discovery call

A conversation about your project, your timeline and where it stands today.

2

Share what you have

Existing studies, drawings, site information and funding status. We review it with you.

3

Receive a clear proposal

Scope, schedule and fee, tied to the funding milestones that matter to your Nation.

Catarina Williscroft

Infrastructure Planning & Funding Strategist

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SCAN TO BOOK A CALL